

**TOWN OF GRANBY
INLAND WETLAND AND WATERCOURSES COMMISSION
MEETING MINUTES
FEBRUARY 8, 2017**

PRESENT: Craig Perry Vice Chairman; Wayne Cahoon, Frederic (Fred) Jones, John Laudati, and Richard Van Nostrand

OTHERS PRESENT: Kate Bednaz, IWWC Agent

The meeting of the Inland Wetland and Watercourses Commission was called to order by Craig Perry Vice Chairman at 7:04 p.m.

MINUTES

The Commission reviewed the meeting minutes of January 11, 2017. Wayne Cahoon noted a typo in the minutes regarding the tally of the motions made on January 11, 2017. First motion total should be (5-0-1) and the subsequent motions should be (6-0-0).

ON A MOTION by Wayne Cahoon, seconded by John Laudati, the Commission voted unanimously (5-0-0) to approve the meeting minutes of January 11, 2017, as amended.

PERMIT APPLICATION

14 Donahue Road – Request to remove accumulated organic debris from a ponded/regulated area.

The applicant was not present at the meeting. IWWC agent Bednaz commented she will make attempts to reach out to the applicant for information regarding the proposed work in connection with the permit application. The discussion of the permit application will continue at the next meeting.

PUBLIC HEARING

- A. 235 Salmon Brook Street – Construction of Enders Village, a planned 36 unit residential development within the regulated area. Note that the name of the development is no longer Enders Village and the latest number of proposed units is 33)

The public hearing continued.

Guy A. Hesketh, PE, gave an overview of the work that addressed the items and conditions mentioned from IWWC Agent Bednaz letter dated January 17, 2017. He indicated he has reproduced the drawing diagrams dated January 20, 2017, with changes and filed them with the Community Development office that are now part of the subject file. The four remaining areas of concern are: Landscaping Plan/Invasive Species Control Plan (drawings LS1, LS2, and LS3); a statement from Thomas W. Pietras, Professional Wetland Scientist and Soil Scientist describing that activities conducted on 233 and 235 Salmon Brook Street will not result in any impacts to wetlands or watercourses; signage defining the edge of the upland review area; and need to provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Office of Community Development when projected is completed as it is required by DEEP. Mr. Hesketh noted there is an email from 233 Salmon Brook Street property owner Lynn Lochhead acknowledging her property will be part of the application by Etydan Ventures LLC. The email is part of the subject file.

Subsequent to the January 17, 2017 letter from IWWC Agent Bednaz, another letter dated February 7, 2017 was provided to the Commission and applicant. She indicated the February 7, 2017 letter, outlining the recommended conditions if this application was approved, repeats the January 17th letter and the applicant has or will be addressing all the conditions. Both letters are part of the subject file.

John Laudati read a letter from Peggy Lareau expressing her concerns for this project. The letter is part of the subject file. IWWC Agent Bednaz presented her comments in response to Ms. Lareau's letter stating the soil types do not change because of a drought condition, the delineation is appropriate, the houses that were 100 feet from the wetlands boundary are now further away, houses over excavated rock and ledge has no wetlands or water flow into the wetlands, dust will be very little and controlled, and professional opinions must be recognized over opinions or thoughts.

The Commission continued the discussion Ms. Lareau brought up with Guy Hesketh and IWWC agent. Mr. Hesketh contacted Mr. Pietras, Wetland Scientist and Soil Scientist, by phone to discuss the subject of vernal pools. Mr. Pietras reiterated he saw no vernal pools during his inspections of the site.

IWWC Agent Bednaz stated additional conditions could be added to the already stated conditions pertaining to the permit application. IWWC Agent Bednaz will rewrite the conditions to include the additional conditions discussed for the Commission's review. Also it was discussed that the Inland Wetlands and Watercourses Commission send a letter to Planning and Zoning Commission expressing their concern and request for further review of the groundwater condition during the spring of 2017 to observe if there is evidence of a vernal species condition existing or not.

No public comment was made.

ON A MOTION by Wayne Cahoon, seconded by Fred Jones, the Commission voted unanimously (5-0-0) to closed the public hearing for the application dated December 8, 2016 235 Salmon Brook Street as outlined on drawings set dated January 20, 2017 prepared by Guy Hesketh, P.E., titled Planned Development 235 Salmon Brook Street, Granby, CT.

ON A MOTION by John Laudati, seconded by Richard Van Nostrand, the Commission voted unanimously (5-0-0) to continue the permit application discussion at the next meeting, March 8, 2017.

Mr. Cahoon excused himself and left the meeting.

NOTICE OF VIOLATION

14 Donahue Road – Work conducted within wetland resource area without valid IWWC permit

The applicant was not present at the meeting.

ON A MOTION by John Laudati, seconded by Richard Van Nostrand, the Commission voted unanimously (4-0-0) to continue the discussion of the violation notice at the next meeting, March 8, 2017.

OTHER BUSINESS

IWWC Fee Schedule

This matter was tabled until the next meeting.

ADJOURNMENT

There was no other business. The next monthly meeting is March 8, 2017 at 7:00 p.m. in the Town Hall meeting room.

ON A MOTION, made by Richard Van Nostrand, seconded by Fred Jones, the Commission voted unanimously (4-0-0) to adjourn the meeting at 8:36 p.m.

Respectfully submitted,

Patricia I. Chieski
Recording Secretary